



51A EDGCUMBE ROAD, ROCHE, ST AUSTELL, PL26 8JQ

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A SPACIOUS FOUR BEDROOM END TERRACED FAMILY HOME WITH LARGE GARDEN, DRIVEWAY PARKING AND GARAGE IN THE POPULAR VILLAGE OF ROCHE.

- ENTRANCE HALL • LIVING ROOM WITH STONE FIREPLACE AND MUTLIFUEL BURNER • KITCHEN/DINING ROOM • PLAYROOM • CLOAKROOM • CONSERVATORY • FOUR BEDROOMS • FAMILY BATHROOM WITH BATH AND SHOWER
- GENEROUS LOW MAINTENANCE GARDEN • GARAGE
- DRIVEWAY PARKING • OIL FIRED CENTRAL HEATING • DOUBLE GLAZING •



PRICE: £199,950

51A Edgcumbe Road is a deceptively spacious four bedroom end terraced family home with large low maintenance garden, driveway parking and garage set in in the popular village of Roche.

The property is within reach of all amenities including school, shop, takeaways, doctor's surgery, public house, football and social clubs. Roche is ideally located for easy access to the A30. The larger town of St Austell is approximately only six miles from the property and offers further schooling, shopping and social facilities along with a mainline railway and bus station.

THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:

Front door to:

ENTRANCE HALLWAY: Stairs to first floor. Door to:

LOUNGE: 4.7m (MAX) x 4.6m. A dual aspect room with central heating radiators and feature stone fireplace with multifuel burner. Opening to:



KITCHEN/DINING ROOM: 4.7m x 2.6m. Tiled flooring. Window to side and rear. Central heating radiator. A range of modern fitted floor-based units comprising both cupboards and drawers with matching wall mounted units. Stainless steel sink and drainer. Tiled splashback. Under counter appliance space. Oven with extractor over. Space for fridge freezer. Space for dining table. Door to:



REAR HALLWAY: Tiled flooring. Doors to:

PLAYROOM: 2.3m x 1.8m. Window to rear.

CLOAKROOM: Vinyl flooring. Window to rear. Low level WC.

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UPVC CONSERVATORY. Door to outside.

BEDROOM: 6m x 2.9m. Central heating radiator. Windows to front. Louvered built in storage cupboards.



BEDROOM: 3.7m x 2.1m. Window to rear. Space for double bed and wardrobe.



BEDROOM: 2.9m x 2.1m. Window to side.

BEDROOM: 2.8m x 2.5m. Window to side.

BATHROOM: 5.1m x 1.9m (MAX). Vinyl flooring. Window to rear. Central heating radiator. Part wood panelled walls. Corner bath. Double shower cubicle. Pedestal wash hand basin. Low level WC.

OUTSIDE: To the front of the property is a front garden with raised flower beds. The rear garden can also be accessed by a path and side gate from the front of the property. To the rear is a large low maintenance garden area which is fully enclosed. You can also access the garage/workshop and driveway.



EPC BAND: E COUNCIL TAX BAND: B